



**Malvern Avenue, Hillmorton, Rugby**  
**£245,000**



# Malvern Avenue, Hillmorton, Rugby

Crowhurst Gale Estate Agents are pleased to present this semi detached bungalow in the sought after residential area of Hillmorton. In brief the bungalow comprises: Entrance hall, lounge, kitchen, conservatory, two double bedrooms and a shower room. The property further benefits from gas central heating, Upvc double glazing, rear garden and off road parking. This property is offered with no chain.

## Frontage

Driveway providing off road parking. Decorative stone area which could provide further off road parking. Gate to side giving access to rear garden

## Entrance Hall

Enter via obscure Upvc double glazed door. Radiator. Door to cupboard with shelving and hanging space. Access to loft space with pull down ladder and light connected. Doors to:

## Lounge 15'4" x 11'10" (4.69m x 3.63m )

Upvc double glazed sliding doors into conservatory. Electric fireplace with wooden surround and marble hearth. Radiator, coving to ceiling.



**Kitchen 9'10" x 9'2" (3.02m x 2.81m )**

Glazed door and window to rear aspect. Upvc double glazed window to side aspect. A range of eye and base level units with work top surfaces, inset stainless steel sink with drainer and mixer tap over. Fully tiled. Space for cooker and fridge/freezer. Space and plumbing for washing machine and dishwasher. Wall mounted gas combi boiler. Radiator, tiled flooring.

**Conservatory 19'4" x 7'0" (5.90m x 2.15m )**

Of Upvc construction with polycarbonate roof. Double glazed windows to rear and side aspect. Upvc double glazed door to side giving access to rear garden. Electric connected. Radiator.

**Bedroom One 12'1" x 10'9" (3.70m x 3.30m )**

Upvc double glazed window to front aspect. Fitted wardrobes. Radiator, coving to ceiling.

**Bedroom Two 10'9" x 9'10" (3.30m x 3.00m )**

Upvc double glazed window to front aspect. Fitted wardrobes. Radiator, coving to ceiling.

**Shower Room 6'2" x 6'1" (1.88m x 1.87m )**

Upvc obscure double glazed window to side aspect. A fully tiled suite comprising: enclosed shower cubicle, low level W.C, pedestal wash hand basin. Heated towel rail. Tiled flooring.

**Rear Garden**

Enclosed rear garden with paved patio area. Gravel area with planting borders. Paved path leading to further lawn area. Two gardens shed and a greenhouse. Outside tap, wooden bin store. Access to frontage via gate.

**Market Appraisal**

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and marketing with local and internet advertising will get your property seen and stand out from the crowd. Please contact us to arrange your property appraisal.

**Mortgage Services**

Crowhurst Gale Mortgage and Financial Services Ltd can offer professional mortgage advice and will help to find the right product that will suit your budget and needs from virtually the whole of the mortgage market.

**Conveyancing Services**

Our solicitors work on a no sale, no fee basis. They work longer hours than the conventional solicitor and are available weekends. Please contact us for more information on our conveyancing services.

**Local Authority**

Rugby Borough Council

**Tax Band**

Tax Band: C

**Tenure**

Freehold

**Directions For Sat Nav**

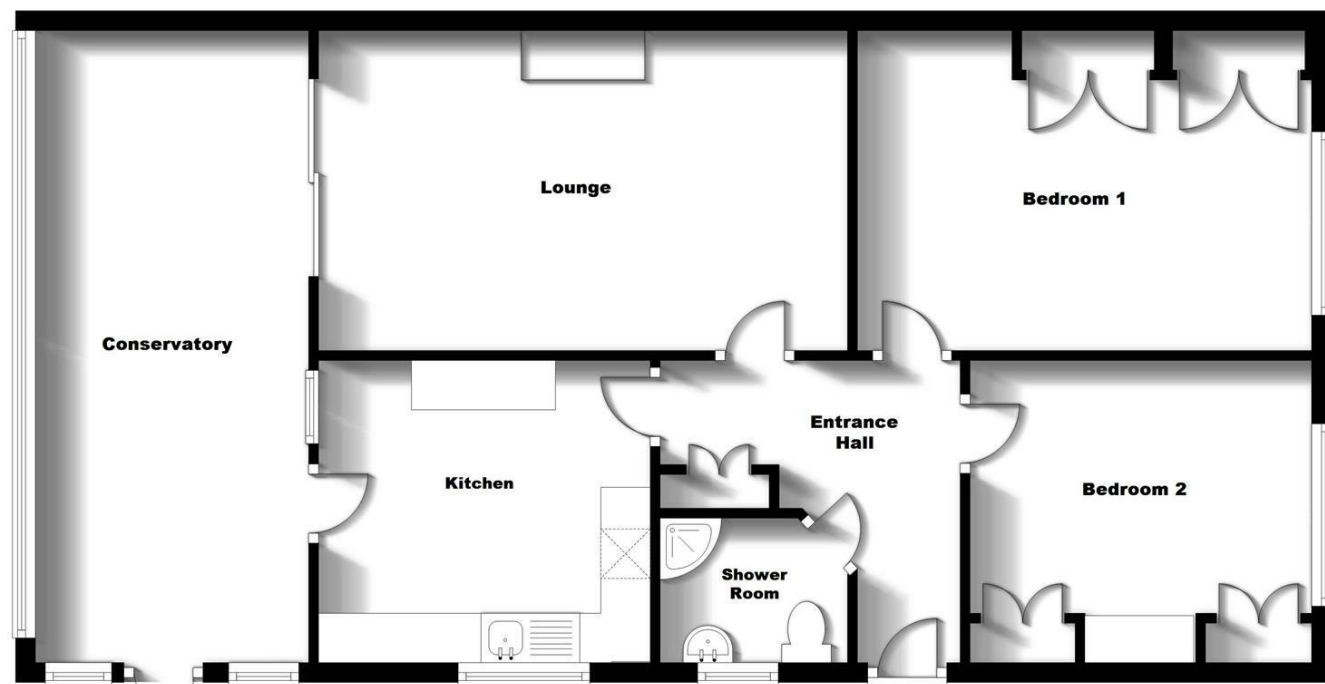
Directions For Sat Nav: CV22 5JW

**Viewing**

By appointment only through Crowhurst Gale Estate Agents  
01788 522266



## Ground Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	

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